

BLOOMINGTON HISTORIC PRESERVATION COMMISSION

Showers City Hall

McCloskey Room

Thursday, January 14, 2016

5:00 P.M.

AGENDA

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

November 12, 2015

December 10, 2015

IV. CERTIFICATES OF APPROPRIATENESS

Staff Review

Commission Review

A. COA-16-01 Violation

706 W. Wylie St.: McDoel Gardens

Owner: Matthew Gwaltney

Retroactively applying for construction of wooden porch railing.

B. COA-16-02 Violation

329 S. Buckner St.: Greater Prospect Hill

Owner: Stephanie and Ron Vanzo

Retroactively applying for demolition of a rear garage, construction of a shed and installation of a front fence. Petition to construct a two-story rear addition.

V. DEMOLITION DELAY

A. Demo Delay 16-01

305 E. Vermilya Ave.

Remove window and replace with doors.

B. Demo Delay 16-02

1211 W. 20th St.

Owner: Richard McClung

Full demolition.

C. Demo Delay 16-03

207 S. Meadowbrook

Petitioner: Tom Orman

Replacement of all exterior siding, partial enclosure of carport, and replacement of garage door.

D. Demo Delay 16-04

335 S. College Ave.

Representative: Tim Cover

Partial demolition.

E. Demo Delay 16-05

2501 W. 3rd St.

Representative: Jeff Fanyo

Full demolition.

VI. NEW BUSINESS

A. Preservation Month- 5th Annual Architectural Cake Contest

- VII. OLD BUSINESS**
 - A. Courthouse Square Update
- VIII. COMMISSIONERS' COMMENTS**
- IX. PUBLIC COMMENTS**
- X. ANNOUNCEMENTS**
- XI. ADJOURNMENT**

Next meeting date is Thursday, January 28, 2016 at 5:00 p.m. in the McCloskey Room
Posted: January 7, 2016

BLOOMINGTON HISTORIC PRESERVATION COMMISSION
Thursday, November 12, 2015
MINUTES

I. CALL TO ORDER

Meeting is called to order by Chairman, John Saunders, at 5:00 pm.

II. ROLL CALL

Commissioners:

Doug Bruce
Jeannine Butler
Chris Cockerham
Dave Harstad
Marjorie Hudgins
Marleen Newman
John Saunders
Chris Sturbaum

Advisory:

Leslie Abshier
Jeff Goldin

STAFF:

Lisa Abbott – HAND
Bethany Emenhiser – HAND
Patty Mulvihill – LEGAL
Nate Nickel – PLANNING & TRANSPORTATION
Jackie Scanlan – PLANNING & TRANSPORTATION
Dan Sherman – City Attorney for Common Council

Guest(s):

Howard Hershey – 2109 Wimbledon Lane
Minh Tam Nguyen – 2109 Wimbledon Lane
Lani Nguyen – 2109 Wimbledon Lane
Tom Fuller – 2109 Wimbledon Lane
Daria Smith – 4323 E. Deckard Drive
Aaron Steele – 1318 N. Kinser Pike
Anya Steele – 1318 N. Kinser Pike
Megan Banta – Herald Times

III. APPROVAL OF MINUTES

September 10, 2015

Marjorie Hudgins makes a motion to accept the minutes from September 10,

2015. **Jeannine Butler** seconded. Motion carries 8/0/0 (yes/no/abstain).

IV. CERTIFICATES OF APPROPRIATENESS COMMISSION REVIEW

A. COA-47-15

333 West 11th Street (The Kiln) and 335 West 11th Street (The Mill)

Owner: City of Bloomington Redevelopment Commission

Petitioner: Brandon D. Bogan (Flaherty & Collins Properties)

Request to completely renovate the Kiln and Mill structures to convert them into collaborative co-working office and commercial retail space.

Petition for this COA was pulled prior to meeting.

V. DEMOLITION DELAY

A. Demo Delay 15-06

2109 E. Wimbledon Ln.

Representative: Tom Fuller, T.A. Fuller Homes, Inc.

Addition of a carport.

Bethany Emenhiser gives her presentation. The materials will be concrete block with a roof to match the existing roof. It is noted that this will be a single parking space. Bethany states that STAFF does not think it will detract from the historic character of the house.

Question(s):

Chris Sturbaum asks **Tom Fuller** if the block is Common Block or Split Face Block. Tom answers that it is Common Block.

Dave Harstad asks **Bethany Emenhiser** if Sycamore Knolls was picked up in the new Survey. Bethany answers that it was.

Discussion is held regarding the process of the Survey and when Sycamore Knolls was considered in the survey.

Dave Harstad comments that he questions that the area was picked up with the Survey and that the area needs to be picked up in the Demolition Delay process. **Jeff Golding** concurs, **John Saunders** concurs and **Jeannine Butler** concurs.

Jeannine Butler makes a motion that today, regarding the property located at 2109 E. Wimbledon Lane, the Historic Preservation Commission (HPC) declares that it:

- got notice of proposed demolition, and,

- after today's discussion, sees no need to review the plans any further, and,
- waives the rest of the demolition delay waiting period.

The HPC may later recommend the property for historic designation to the Common Council. **Dave Harstad** seconded. **Motion Carries 8/0/0 (yes/no/abstain).**

B. Demo Delay 15-07

4323 E. Deckard Dr.

Owner: Daria Deniese Smith

Addition to the rear.

Bethany Emenhiser gives her presentation.

Discussion is held regarding the plans of the addition.

Daria Deniese Smith states that she has always wanted to put on an addition for some time.

Question(s):

Jeannine Butler asks **Daria Deniese Smith** if the one wall in the new addition will be limestone. Daria answers yes and that only a portion will be removed for a door.

Comment(s):

Jeannine Butler comments that she thinks this addition will fit well with the existing house. Jeannine further states that she appreciates the work that is going into the project.

Marleen Newman comments that she thinks some of the materials choices are a mistake for the addition and will not compliment the style of the structure.

Dave Harstad comments that he reiterates his previous comment regarding the Survey. Dave further states that this may be a conversation for the retreat.

John Saunders comments that he agrees with **Dave Harstad**.

Jeff Goldin asks if Park Ridge, Park Ridge East and those surrounding are now under review. **Bethany Emenhiser** states that she is awaiting data from the state and that there will be a mailing to those affected property owners when we get that information.

Marjorie Hudgins makes a motion that today, regarding the property located at 4323 E. Deckard Drive, the Historic Preservation Commission (HPC) declares

that it:

- got notice of proposed demolition, and,
- after today's discussion, sees no need to review the plans any further, and,
- waives the rest of the demolition delay waiting period.

The HPC may later recommend the property for historic designation to the Common Council. **Jeannine Butler** seconded. **Motion Carries 7/0/1 (yes/no/abstain).**

C. Demo Delay 15-08

312 E. 12th St.

Owner: Brian Marren

Building a roof over an existing shed roof.

Bethany Emenhiser gives her presentation.

Brian Marren adds that he thinks what he is proposing is suiting to the house architectural wise.

Comment(s):

Chris Sturbaum comments that the project looks good. Chris apologies for a technicality bringing him in but wishes him well.

Marjorie Hudgins comments that she agrees with **Brian Marren**.

Marleen Newman comments that she likes how Brian left a reference to what was the existing structure as opposed to what it is now. Marleen adds that she would think twice about the style of window, it isn't appropriate to the design.

Leslie Abshier comments that she agrees with Marleen regarding the window. Leslie adds that otherwise the design looks good.

Doug Bruce makes a motion that today, regarding the property located at 312 E. 12th Street, the Historic Preservation Commission (HPC) declares that it:

- got notice of proposed demolition, and,
- after today's discussion, sees no need to review the plans any further, and,
- waives the rest of the demolition delay waiting period.

The HPC may later recommend the property for historic designation to the Common Council. **Marjorie Hudgins** seconded. **Motion Carries 8/0/0 (yes/no/abstain).**

D. Demo Delay 15-09

1318 N. Kinser Pike

Representative: Jeremy Kennedy

Rear deck addition.

Bethany Emenhiser gives her presentation.

Aaron Steele comments that he is just replacing a deck that has been back there for 15 years and is structurally compromised. Aaron adds that he would like to replace it with something more period correct and structurally sound.

Chris Sturbaum asks **Bethany Emenhiser** what triggered the Demolition-Delay. **Bethany Emenhiser** that a deck is an addition to the structure and that is what triggered it.

General discussion is that this is an appropriate design and addition.

Doug Bruce makes a motion that today, regarding the property located at 1318 N. Kinser Pike, the Historic Preservation Commission (HPC) declares that it:

- got notice of proposed demolition, and,
- after today's discussion, sees no need to review the plans any further, and,
- waives the rest of the demolition delay waiting period.

The HPC may later recommend the property for historic designation to the Common Council. **Dave Harstad** seconded. **Motion Carries 8/0/0 (yes/no/abstain).**

Bethany Emenhiser states for the record that **COA-47-15** was removed from the packet for an incomplete petition.

VI. NEW BUSINESS

No new business.

VII. OLD BUSINESS

A. Courthouse Square Update

1. Review of Commission Report.

Discussion is held. Consensus is of approval to send to the Common council.

Jeannine Butler makes a motion to approve the Courthouse Square Report and to send it to the Common Council. **Marjorie Hudgins**

seconded. **Motion carries 8/0/0 (yes/no/abstain).**

Dave Harstad makes a motion to approve the map of the Courthouse Designation District. **Chris Cockerham** seconded. **Motion carries 8/0/0 (yes/no/abstain).**

VIII. COMMISSIONERS' COMMENTS

No Commissioners comments.

IX. PUBLIC COMMENTS

No public comment.

X. ANNOUNCEMENTS

No announcements.

XI. ADJOURNMENT

Chris Sturbaum makes a motion to adjourn the meeting. **Jeannine Butler** seconded. **Motion carries 8/0/0 (yes/no/abstain).**

Meeting adjourns at 5:45 pm.

END OF MINUTES

BLOOMINGTON HISTORIC PRESERVATION COMMISSION
Thursday, December 10, 2015
MINUTES

I. CALL TO ORDER

Meeting is called to order by Chairman, John Saunders, at 5:05 pm.

II. ROLL CALL

Commissioners:

Jeannine Butler
Sam DeSollar
Dave Harstad
Marjorie Hudgins
Marleen Newman – arrives at 5:13 pm
John Saunders
Chris Sturbaum

Advisory:

Jeff Goldin
Derek Richey

STAFF:

Lisa Abbott – HAND
Bethany Emenhiser – HAND
Jacob Franklin – HAND
Patty Mulvihill – LEGAL
Nate Nickel – PLANNING & TRANSPORTATION
Jackie Bauer – ECONOMIC & SUSTAINABILITY DEPARTMENT

GEUST(S):

Abe Schultz – 1312 – 1314 N. Washington St.
Richard Durisen – 918 E. University St.
Garrett Mangum – 438 S. Meadowbrook Dr.

III. APPROVAL OF MINUTES

September 24, 2015
October 8, 2015

Jeannine Butler makes a motion to accept the minutes from September 24, 2015 and October 8, 2015. **Marjorie Hudgins** seconded. **Motion carries 6/0/0 (yes/no/abstain).**

Bethany Emenhiser asks the **Commissioners** if **Jacqui Bauer** may address them

regarding exploring solar panel placements on Showers City Hall, Animal Shelter and Bloomington Police Department.

Jacqui Bauer discusses exploring placement of solar panels on the roofs of the above locations. Jacqui adds that she hopes to put out a RFP (request for proposals) by the end of the year to seek installers who can replace the roof on City Hall as well as install solar panels. Jacqui further adds that she would like the input of the Commission so that design may be built in at the front end of the project instead of trying to address concerns during installation.

John Saunders asks **Jacqui Bauer** if the panels will be close in design to what the county has already installed. Jacqui states that she is not sure of the details regarding the county's solar panels.

Marjorie Hudgins comments that she should contact **Duncan Campbell** as he was involved with the county's project.

Sam DeSollar suggests that **Jacqui Bauer** review the Elm Heights Historic District Design Guidelines regarding solar panels.

Bethany Emenhiser adds that she has given **Jacqui Bauer** a copy of the Showers Building Design Guidelines.

It is noted that the project will come before the **Commissioners** as a COA.

Chris Sturbaum on behalf of the **Historic Preservation Commission** presents **Lisa Abbott** with a quilt made by Chris's wife in appreciation of her service to the Commission and Historic Preservation. This is Lisa's last meeting as Director of the Housing and Neighborhood Development.

IV. CERTIFICATES OF APPROPRIATENESS

Staff Review

A. COA-49-15

326 S. Fairview St.: Great Prospect Hill

Petitioner: Kevin Potter

Remove old metal roof and change to an asphalt shingle to match the rest of the house.

Bethany Emenhiser gives her presentation. See packet for details.

B. COA-50-15

511 W. 4th St.: Greater Prospect Hill

Petitioner: Doug Wissing

Create a dormer and add a light monitor on the west side of the property.

Bethany Emenhiser gives her presentation. See packet for details.

Commission Review

C. COA-47-15

333 West 11th Street (The Kiln) and 335 West 11th Street (The Mill)

Owner: City of Bloomington Redevelopment Commission

Petitioner: Brandon D. Bogan (Flaherty & Collins Properties)

Petitioner is requesting a continuance to the next meeting.

Jeannine Butler makes a motion to agree to the continuance requested by Petitioner. **COA-47-15. Sam DeSollar** seconded. **Motion carries 7/0/0 (yes/no/abstain).**

D. COA-48-15

918 E. University St.: Elm Heights

Petitioner: Richard Durisen

Installation of a new phase of a solar system on the south face of the hipped roof.

Bethany Emenhiser gives her presentation.

Marjorie Hudgins asks how much energy is captured by the existing solar panels. **Richard Durisen** answers that they are rated at 1.6 kW, however they never get that. There are issues with shading by trees. Richard states they get about 1 MW hour every eight to nine months. Richard states with the new panels they should triple the production.

Discussion is held. General consensus is of approval.

Jeannine Butler makes a motion to approve **COA-48-15. Marjorie Hudgins** seconded. **Motion carries 7/0/0 (yes/no/abstain).**

Patty Mulvihill submits the **Proposed Findings of Fact** for **COA-48-15**, Installation of Solar Panel at 918 E. University Street.

1. The Commission finds that the structure located at 918 East University Street is an American Foursquare, circa 1930, located in the Elm Heights Historic District.
2. The Commission finds that the structure located at 918 East University Street has solar panels installed on the south backside of the structure's roof.
3. The Commission finds that the installation of an addition 12 solar panels (or 11 panels and 1 solar attic fan) will on the west side of the structure's roof will result in the solar panels being visible from the public right-of-way.

4. The Commission finds that the installation of the proposed solar panels (or 11 solar panels and 1 solar attic fan) will be done in such a manner as to match the pyramidal shape and slope of the structure's existing roof in order to better protect the historic nature and feel of the historic structure.
5. The Commission finds that the Elm Heights Historic Districts' Design Guidelines encourage the Commission to balance preservation of the historic nature of a protected structure with installation of energy efficient devices.
6. The Commission finds that the Elm Heights Historic District's Design Guidelines finds the installation of solar panels acceptable if the installation will not detract from overall historic perception of the historic structure and or damage the historic structure's fabric.
7. The Commission finds that the proposed installation of 12 solar panels (or 11 solar panels and 1 solar attic fan) will not detract from the historic perception of this historic structure nor will it damage this historic structure's fabric.
8. The Commission finds that the proposed installation of the 12 solar panels (or 11 solar panels and 1 solar attic fan) will not negatively impact the historic nature or the structure itself or the overall historic nature of the entire Elm Heights Historic District.
9. The Commission finds that the proposed installation of the 12 solar panels (or 11 solar panels and 1 solar attic fan) is consistent with the regulations and policy statements noted within Title 8 of the Bloomington Municipal Code and the Elm Heights Historic District's Design Guidelines.

Marjorie Hudgins makes a motion to accept the **Proposed Findings of Fact** for **COA-48-15**, installation of solar panels at 918 E. University Street. **Sam DeSollar** seconded. **Motion carries 7/0/0 (yes/no/abstain).**

V. DEMOLITION DELAY

A. Demo Delay 15-11

438 S. Meadowbrook Dr.

Petitioner: Garrett Mangum

Partial Demolition.

Bethany Emenhiser gives her presentation.

Garrett Mangum notes that this project has been held up for six weeks by having to go through this process. Garrett further notes that he is only removing an 8"x16' strip of aluminum flashing (gravel stop) located on the roof.

Discussion is held regarding the latest Survey and the affect it has on certain

homes and neighborhoods.

Jeannine Butler makes a motion that today, regarding the property located at 438 South Meadowbrook Drive, the Historic Preservation Commission (HPC) declares that it:

- got notice of proposed partial demolition, and,
- after today's discussion, sees no need to review the plans any further, and,
- waives the rest of the demolition delay waiting period.

The HPC may later recommend the property for historic designation to the Common Council. **Marjorie Hudgins** seconded. **Motion carries 7/0/0 (yes/no/abstain).**

B. Demo Delay 15-10

1312-1314 N. Washington St.

Petitioner: Abram Schultz

Full Demolition.

Bethany Emenhiser gives her presentation.

Discussion is held regarding the existing structure. General consensus is of not being in favor of full demolitions however, there is a lack of interest in taking this structure to Common Council for Designation.

Discussion is held regarding the orientation of the front of the structure to be built relative to the street. Further discussion is held regarding the design and materials to be used to construct the new structure.

It is noted that the Commission has no purview regarding the new structure, only whether to designate the existing structure or allow complete demolition.

Jeannine Butler makes a motion that today, regarding the property located at 1312-1314 North Washington Street, the Historic Preservation Commission (HPC) declares that it:

- got notice of proposed partial demolition, and,
- after today's discussion, sees no need to review the plans any further, and,
- waives the rest of the demolition delay waiting period.

The HPC may later recommend the property for historic designation to the Common Council. **Dave Harstad** seconded. **Motion carries 7/0/0 (yes/no/abstain).**

VI. NEW BUSINESS

A. Restaurant Row

Bethany Emenhiser gives her report. See packet for map of notable, outstanding, contributing and non-contributing structures.

Discussion is held regarding the need for this type of action. General consensus is to direct **STAFF** to send notice to all interested parties.

Jeannine Butler makes a motion to direct **STAFF** to prepare appropriate maps and notices pursuant to state law to consider designation of Restaurant Row at our January 28, 2016 Historic Preservation Commission meeting. **Sam DeSollar** seconded. **Motion carries 7/0/0 (yes/no/abstain).**

VII. OLD BUSINESS

A. Courthouse Square Update

Bethany Emenhiser gives her presentation. Bethany notes that discussions are positive and moving forward with the Design Guidelines.

B. Update on 804 S. Woodlawn (COA-42-15)

Bethany Emenhiser gives her presentation.

VIII. COMMISSIONERS' COMMENTS

No Commissioners comments.

IX. PUBLIC COMMENTS

No public comment.

X. ANNOUNCEMENTS

No announcements.

XI. ADJOURNMENT

Meeting is adjourned at 6:35 pm.

END OF MINUTES

SUMMARY

Retroactively applying for construction of wooden porch railing.

COA-16-01

VIOLATION

706 W. Wylie St.

McDoel Gardens

Owner: Matthew Gwaltney

Contributing

House; Bungalow, c. 1930



This is a c. 1930 bungalow. The property is located within the McDoel Gardens local historic district. This is a proposal for a retroactive Certificate of Appropriateness for construction of a front wooden porch railing. The first photo on the left shows the wooden railing that was installed without obtaining a COA permit. It is wood coated in polyurethane. The second photo is the property in 2015 from SHAARD, so the state of the property before the changes.



The McDoel Gardens design guidelines give some guidance on porches in the district. The guidelines states, "The look of open front porches is perhaps the most significant feature of the neighborhood both architecturally and culturally." The house is a bungalow style and typically has porch railings that have a vertical pattern. Although this railing may be of sound construction, staff feels it does not fit the style of the

house or the character of the neighborhood and recommends denial of the request. The McDoel Gardens design sub-committee is supportive of the installed railing and recommends approval of the request.

**APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS**

Case Number: COA-16-01

Date Filed: 12/31/15

Scheduled for Hearing: 1/14/16

Address of Historic Property: 706 W. Wylie St.

Petitioner's Name: Matthew Gwaltney

Petitioner's Address: 707 W. Odds St.

Phone Number: 812-525-9934

Owner's Name: All of the following are the

Owner's Address: same as above.

Phone Number: _____

Instructions to Petitioners

The petitioner must attend a preliminary meeting with staff of the Department of Housing and Neighborhood Development during which the petitioner will be advised as to the appropriateness of the request and the process of obtaining a Certificate of Appropriateness. The petitioner must file a "complete application" with Housing and Neighborhood Department Staff no later than seven days before a scheduled regular meeting. The Historic Preservation Commission meets the second Thursday of each month at 5:00 P.M. in the McCloskey Room. The petitioner or his designee must attend the scheduled meeting in order to answer any questions or supply supporting material. You will be notified of the Commission's decision and a Certificate of Appropriateness will be issued to you. Copies of the Certificate must accompany any building permit application subsequently filed for the work described. If you feel uncertain of the merits of your petition, you also have the right to attend a preliminary hearing, which will allow you to discuss the proposal with the Commission before the hearing during which action is taken. Action on a filing must occur within thirty days of the filing date, unless a preliminary hearing is requested.

Please respond to the following questions and attach additional pages for photographs, drawings, surveys as requested.

A "Complete Application" consists of the following:

1. A legal description of the lot. 015-54460-00 Dixie Hwy L132

2. A description of the nature of the proposed modifications or new construction:

I apologize for not going through the application process first. I will do so in the future. I removed the metal railing when much of the red paint from the porch was removed when I purchased the home a couple of years ago. The railing had an extensive amount of this paint on it and was removed for lead based paint concerns, along with the missing garage door and many interior

3. A description of the materials used.

walls. The railing that is up now is made of wood, exterior screws, and coated with polyurethane. It was made by a very good carpenter over the course of several days and was designed to leave the front porch open, but also give a functional space on top of the railing for houseplants, a cup of coffee, bowl of cereal etc. It has been well received by all of the neighbors and I hope

4. Attach a drawing or provide a picture of the proposed modifications. You may use it will manufacturer's brochures if appropriate.

5. Include a scaled drawing, survey or geographic information system map showing the footprint of the existing structure and adjacent thoroughfares, Geographic Information System maps may be provided by staff if requested. Show this document to Planning Department Staff in order to ascertain whether variances or zoning actions are required.

be found acceptable.

Thank you for your time.

6. Affix at least three photographs showing the existing full facade at each street frontage and the area of modification. If this petition is a proposal for construction of an entirely new structure or accessory building, include photographs of adjacent properties taken from the street exposure.

If this application is part of a further submittal to the Board of Zoning Appeals for a Conditional Use or development standard variance, please describe the use proposed and modification to the property which will result.







SUMMARY

Retroactively applying for demolition of a rear garage, construction of a shed and installation of a front fence. Petition to construct a two-story rear addition.

COA-16-02

VIOLATION

329 S. Buckner St.
Greater Prospect Hill
Owner: Stephanie and Ron Vanzo

Contributing

House; Cross-gabled Bungalow, c. 1920



This is a c. 1920 cross-gabled bungalow currently totally 624 sq. ft. The property is located within the Greater Prospect Hill local historic district. The property has been altered and has replacement windows and vinyl siding. This is a proposal for a retroactive Certificate of Appropriateness for demolition of a rear c. 1950 garage, construction of a 180 sq. ft. shed and installation of a front fence. This is also a petition to construct an 845 sq. ft. two-story, two

bedroom, and two bathroom rear addition. The total square footage will then be 1399 sq. ft.

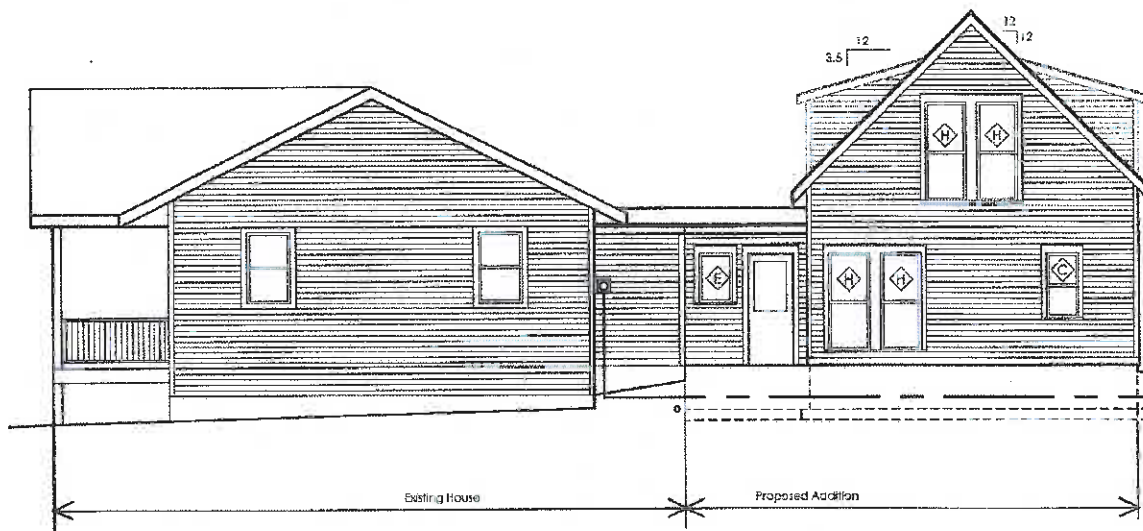
The garage has already been demolished without a permit or a COA, therefore they are retroactively applying. It was a c. 1950 garage at the rear of the property and although was not of the same era as the house, was listed as a contributing structure on the survey. This is also a retroactive application for a 160 sq. ft. storage/tool shed.



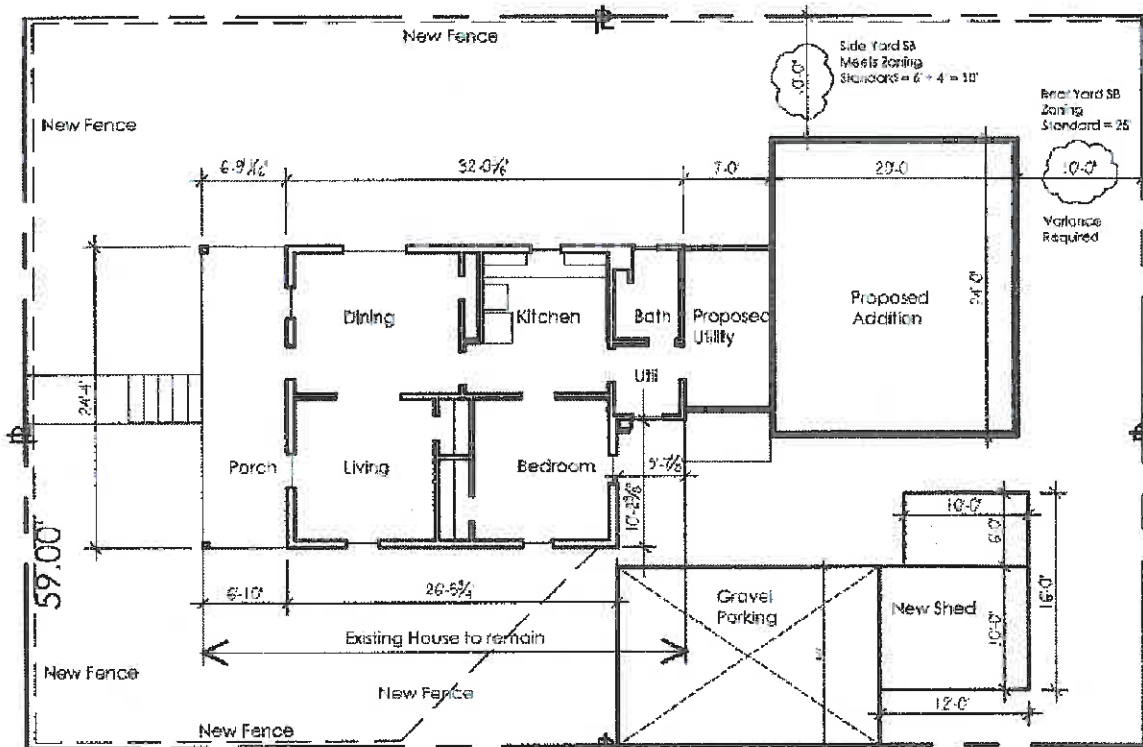


The shed is constructed out of fiber cement lap siding with MiraTEC composite trim and an asphalt shingle roof. It has vinyl storm windows and two doors, one vinyl and one wood. The final thing the petitioners are retroactively applying for is the new wooden fence in the front of the house. The fence matches the railing on the porch of the house, which was replaced in kind and fits with the character of the house. The fence is treated 1'x4" cedar pickets that is 42" in height.

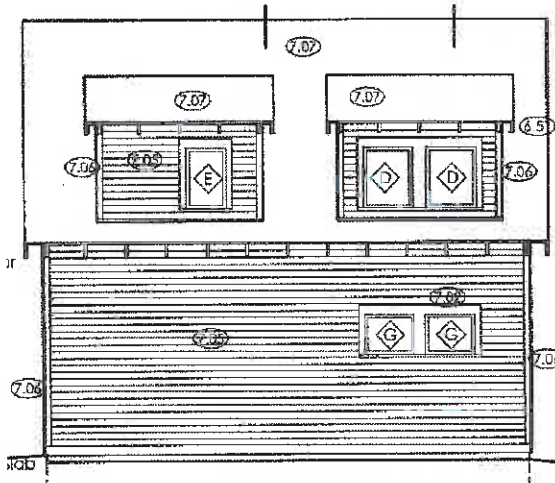
If the petitioner had come forward with the above changes, they would have received favorable staff recommendation in the report.



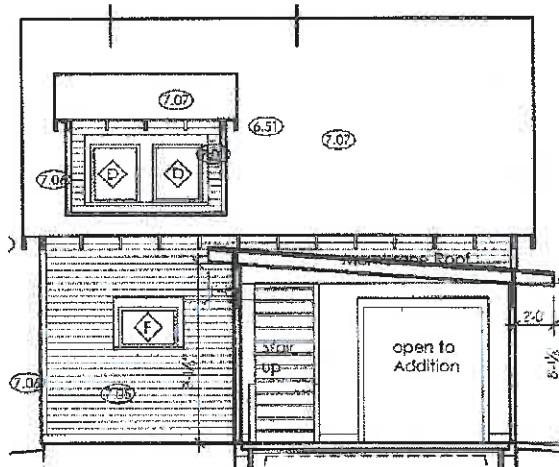
The petitioner is also applying for a COA for a rear addition. The addition is an 845 sq. ft. two-story, two bedroom, and two bathroom rear addition. The property has three platted public ways. This includes two alleys, one is used as a shared driveway and one is unimproved, which means all façades will be reviewed. The current house is 624 sq. ft. and the proposed addition will add more than double the square footage in the existing house. The proposed addition is also taller than the existing historic house and will have more of a prominent presence than the historic house. The materials for the new addition will be fiber cement siding, an asphalt shingle roof, and Marvin- Integrity wood windows. The windows are a mix between double hung, casement and awning windows. The guidelines recommend fitting into the context of surrounding properties with new construction, and this is not being achieved with the current proposal.



Above is a site plan that shows the full scope of the proposed changes and those that exist already, i.e. the fence and shed.



West Elevation



East Elevation

Staff recommends approval of the shed construction, fence and demolition of the garage. Although the garage is listed as a contributing structure on the survey and would have required approval from the HPC for its removal, staff feels it does not detract from the historic character of the property overall. Staff appreciates the material selection and style for the addition in fitting with the overall historic nature of the house. However, staff believes the project could have the same end goals with a properly scaled addition to the historic house and context of the neighborhood.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

RECEIVED
1.15.16
->F

Case Number: COPA-16-02
Date Filed: 1/5/16
Scheduled for Hearing: 1/14/16

RECEIVED

Address of Historic Property: 329 S. Buckner St.
Petitioner's Name: Stephanie Vanzo
Petitioner's Address: 329 S. Buckner St.
Phone Number/e-mail: 812-345-2788
Owner's Name: Stephanie (scales) Vanzo
Owner's Address: 329 S. Buckner St.
Phone Number/e-mail: 812-345-2788

Instructions to Petitioners

The petitioner must attend a preliminary meeting with staff of the Department of Housing and Neighborhood Development during which the petitioner will be advised as to the appropriateness of the request and the process of obtaining a Certificate of Appropriateness. The petitioner must file a "complete application" with Housing and Neighborhood Department Staff no later than seven days before a scheduled regular meeting. The Historic Preservation Commission meets the second Thursday of each month at 5:00 P.M. in the McCloskey Room. The petitioner or his designee must attend the scheduled meeting in order to answer any questions or supply supporting material. You will be notified of the Commission's decision and a Certificate of Appropriateness will be issued to you. Copies of the Certificate must accompany any building permit application subsequently filed for the work described. If you feel uncertain of the merits of your petition, you also have the right to attend a preliminary hearing, which will allow you to discuss the proposal with the Commission before the hearing during which action is taken. Action on a filing must occur within thirty days of the filing date, unless a preliminary hearing is requested.

Please respond to the following questions and attach additional pages for photographs, drawings, surveys as requested.

A "Complete Application" consists of the following:

1. A legal description of the lot. 015-31050-00 W2 Bough lot 7

2. A description of the nature of the proposed modifications or new construction:

Demolish old garage and Replace with 2 bedroom
2 bath addition in its footprint to the rear of property.

Construct New tool / storage shed ~~50'~~ storage side will be
10' X 12' tool side will be 6' X 10'

Construct Cedar Picket Fence Around Front Yard 42" high

3. A description of the materials used.

New Addition - Fiber^{ment} lap siding, shingled Roof, Low E double
hung storm windows. Materials to match as closely
as possible to time period of home. See Attached Email -

~~Shed~~ shed: Fiber cement lap siding, myratec trim,
Paint, Shingled Roof, Storm Windows. 2x4 pine walls
2x8 pine roof trusses, 2x8 pine floor joist, 1/2" OSB sheathing, Poly Vapor Barrier.
Fence: Treated 4x4 posts & 2x4 cross supports, 1x4" Cedar pickets 42" high.

4. Attach a drawing or provide a picture of the proposed modifications. You may use manufacturer's brochures if appropriate.

5. Include a scaled drawing, survey or geographic information system map showing the footprint of the existing structure and adjacent thoroughfares, Geographic Information System maps may be provided by staff if requested. Show this document to Planning Department Staff in order to ascertain whether variances or zoning actions are required.

6. Affix at least three photographs showing the existing full facade at each street frontage and the area of modification. If this petition is a proposal for construction of an entirely new structure or accessory building, include photographs of adjacent properties taken from the street exposure.

If this application is part of a further submittal to the Board of Zoning Appeals for a Conditional Use or development standard variance, please describe the use proposed and modification to the property which will result.

Ron and Stephanie Residence Addition
11-11-2015

Drawing Notes and Legend

1-General Requirements

- 1.01 Comply with all applicable residential building codes including residential energy code.
- 1.02 Comply with all applicable planning and zoning regulations.

2-Site Construction

- 2.01 Perimeter 4" perforated footing drain continuous, run to daylight.
- 2.02 Slope grade away from foundation.
- 2.03 Sump pump and pit in low point of crawl or basement, run drain to daylight.

3-Concrete

- 3.01 8"x20" concrete footing with (3) #5 reinforcing bars continuous. Pour footings on suitable bearing soil or engineered fill.
- 3.02 Step footngs as required in maximum 2'-0" vertical steps, tie footings together with reinforcing.
- 3.03 8"x16" thickened concrete slab with (2) #5 reinforcing bars continuous under bearing walls above.
- 3.04 18" diameter x 48" deep concrete pier footing with steel reinforcing, sonotube formed.
- 3.05 24" diameter x 48" deep concrete pier footing with steel reinforcing, sonotube formed.
- 3.06 4" thick concrete slab with steel reinforcing mesh on .006 visqueen vapor barrier over 4" minimum thick compacted gravel backfill on suitable soil for required bearing.
- 3.07 Hold down 8" CMU foundation one course and pour concrete slab thru opening, insulate slab edge per energy code.
- 3.08 Concrete footing for retaining wall, sized by structural engineer

4-Masonry

- 4.01 8" CMU foundation wall with horizontal joint reinforcing in alternate courses, and #5 reinforcing bars vertical at 2'-0" o.c., grout affected cores solid. Tie vertical bar into footing steel.
- 4.02 8" CMU ledger top course foundation wall, typical at perimeter.
- 4.03 CMU retaining wall, with vertical and joint reinforcing, grout all cores solid, sized by structural engineer.

5-Metals

- 5.01 Engineered, floor joist, beam, roof truss, wall hangers as required, typical.
- 5.02 Insulated metal crawlspace access panel.

6-Wood and Plastics

Columns

- 6.01 Block 2x4 wall solid under beam bearing locations.
- 6.02 Treated 4x4 wood columns, rated for ground contact.
- 6.03 Treated 6x6 wood columns, rated for ground contact.

Beams/Headers

- 6.11 Treated 2x10 wood beams, sized and multi-members as required by structural engineer.
- 6.12 Treated 5/4x6 wood decking.
- 6.13 Pre-engineered wood LVL beams, heights, sizes and number of members as required by structural engineer.
- 6.14 (2) 2x12 wood headers at doors and windows
- 6.15 (2) 2x12 wood beam at dormer roof

**Ron and Stephanie Residence Addition
11-11-2015**

Drawing Notes and Legend, page 2

6-Wood and Plastics, continued

Floor framing

- 6.21 Treated 2x wood floor joists at 16" o.c. as sized by structural engineer.
- 6.22 11-7/8" pre-engineered wood I-joists at 16" o.c., sized by structural engineer.
- 6.23 11-7/8" pre-engineered wood I-joists at 24" o.c., sized by structural engineer.
- 6.24 11-7/8" engineered floor dimensional rim joists at perimeter, continuous.
- 6.25 9-1/2" pre-engineered wood I-joists at 24" o.c., sized by structural engineer.
- 6.26 9-1/2" engineered floor dimensional rim joists at perimeter, continuous., sized by structural engineer.
- 6.27 2x wood floor framing, sized by structural engineer.
- 6.28 Exterior steps
- 6.29 9-1/2" pre-engineered wood I-joists at 16" o.c., sized by structural engineer.

Subfloor/Sheathing

- 6.31 3/4" OSB, T and G subfloor, Advantech
- 6.32 1/2" OSB exterior wall sheathing

Wall Framing

- 6.41 2x4 bottom, wall plate, continuous with 1/2" diameter anchor bolts at 4'-0" O.c. and within 12" of corners and intersecting walls, (treated when in contact with concrete).
- 6.42 2x4 wood stud frame wall at 16" o.c.
- 6.43 2x6 wood stud frame wall at 12" o.c. with 2x4 framing laid flat and glued and screwed to each stud to create vertical wood T-beams for bracing tall gable end walls.
- 6.44 2x4 kneewall

Roof Framing

- 6.51 Wood roof rafters, 2x8 as required at 16" or 24" o.c., sized by structural engineer.
- 6.53 Wood 2x6 collar ties at each rafter pair.
- 6.54 Pre-engineered wood roof trusses at 24" o.c., configuration and design by structural engineer.
- 6.55 Pre-engineered wood roof girder truss, configuration and design by structural engineer.
- 6.56 2x12 Ridge Beam
- 6.57 Wood porch roof rafters, 2x8 at 16" or 24" o.c., sized by structural engineer.

Interior Trim

- 6.61 Base, 1x4 or 1x6, painted.
- 6.62 Window and door trim, painted, 1x4 jambs, 1x6 head, 2x2 stool (ripped top edge to slope).

7-Thermal and Moisture Protection

Exterior trim can be KDAT wood, PVC or fiber-cement per owners requirements.

- 7.01 Skirt board, 1x12
- 7.02 Window and door trim, painted, 1x4 jambs, 1x6 head, 2x2 stool (ripped top edge to drain/slope).
- 7.03 1/2" GWB interior wall finish, painted
- 7.04 5/8" GWB interior ceiling finish, painted
- 7.05 Siding, fiber-cement board lap siding, 4" exposure, painted
- 7.06 Corner trim, 1x4, painted
- 7.07 Shingle roof
- 7.08 Batt wall insulation, sized per wall thickness. 2x4=R13c, 2x6=R19, 2x8=R-25, 2x10=R-30, 2x12=R-38
- 7.09 Spray foam insulation, 6" minimum thickness.
- 7.10 2" rigid insulation
- 7.11 Drip cap, 2x2 (ripped top edge to drain/slope)

Ron and Stephanie Residence Addition
11-11-2015

Drawing Notes and Legend, page 3

8-Doors and Windows

8.01 Windows are Marvin, Integrity, Wood/Ultrex Series

Mk	Model No.	Type	RO Width	RO height	Notes
A	ITDH3672E	DH	3'-0-1/2"	6'-0-1/4"	Egress, Tempered, Insul.
B	ITDH3272	DH	2'-8-1/2"	6'-0-1/4"	Egress, Tempered, Insul.
C	ITDH2240	DH	1'-10-1/2"	3'-4-1/4"	Tempered, Insul.
D	ICA2935	CASEMT	2'-5"	2'-11-5/8"	Tempered, Insul.
E	ICA2535	CASEMT	2'-1"	2'-11-5/8"	Tempered, Insul.
F	IAWN3723	AWN	3'-1"	1'-11-5/8"	Insul.
G	IAWN2923	AWN	2'-5"	1'-11-5/8"	Insul.

9-Finishes

9.01 Wood handrail/guardrail system per Indiana Residential building code requirements.

10-Specialties

10.01 Not used

11-Equipment

11.01 Not used

12-Furnishings

12.01 Not used

13-Special Construction

13.01 Not used

14-Conveying Systems

14.01 Not used

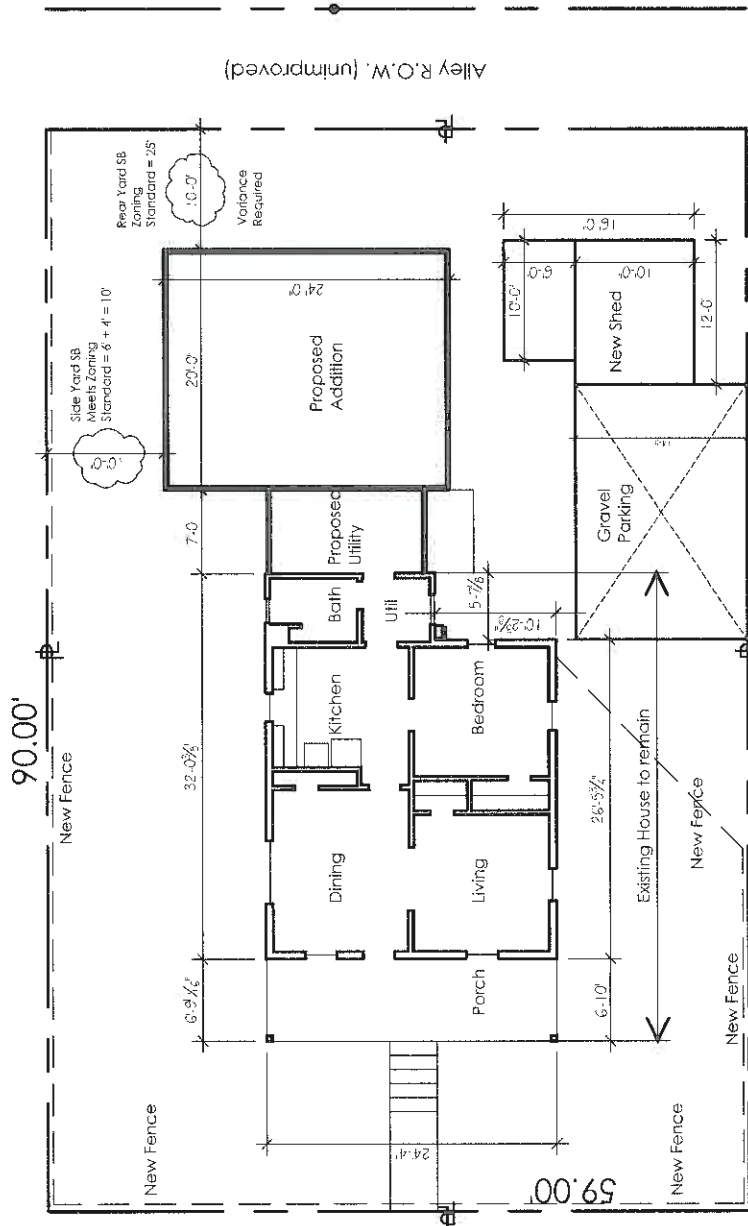
15-Mechanical

15.01 Install all equipment per Indiana Residential and Energy Codes

16-Electrical

- 16.01 New underground electric per DUKE Electric Utility and residential electrical code requirements from existing utility pole to new meter located on existing room wall
- 16.02 New electric conduit up to new electric meter and base
- 16.03 Install all gear per Indiana Residential Codes

CDA



A Main Floor Plan/Site Plan - Proposed

Scale: 1" = 16'-0"

RC, residential Core Zoning

Site Size: 90' x 59' = 5,310 SF

Min. Lot Size = 7,200 SF

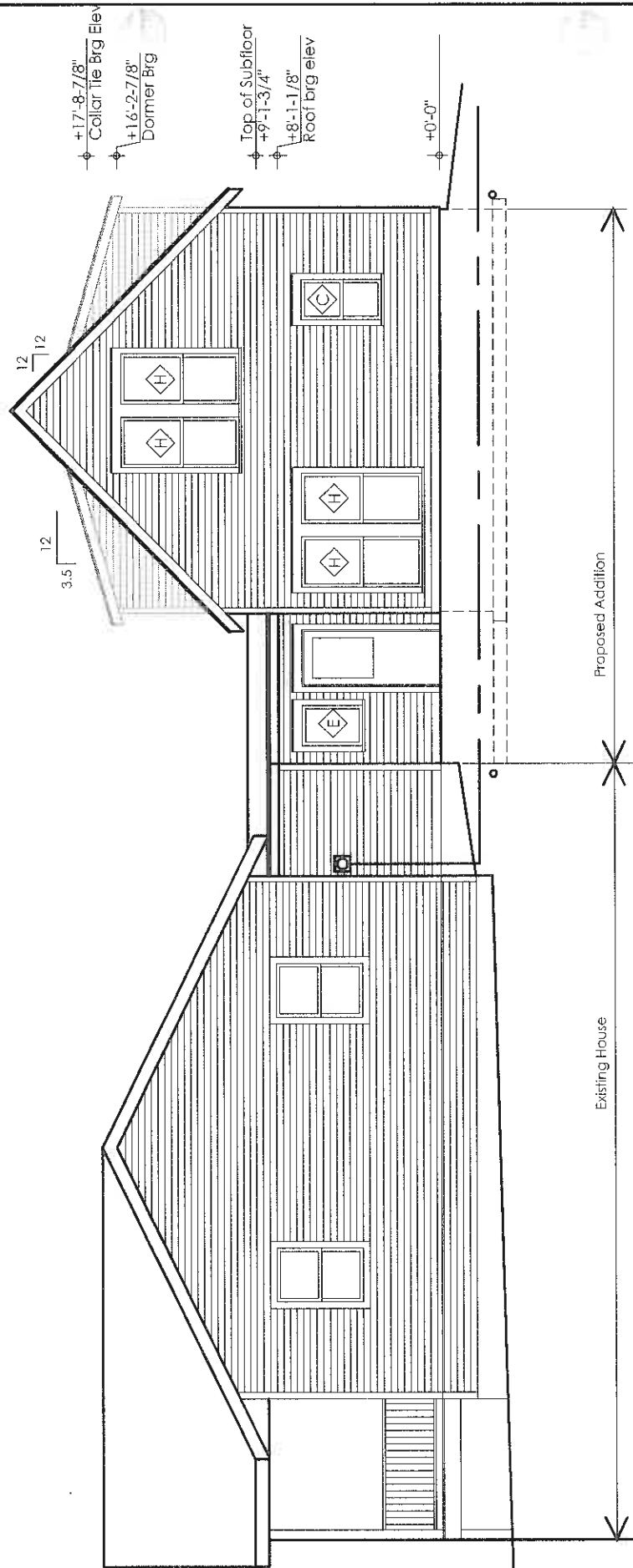
Min. Lot Width = 55'

Side Yard Setback = 6' + 4' = 10' for Two Story Structures

Rear Yard Setback = 25' (In no case shall it be less than 10')

Impervious Surface = 45% max. allowable. Actual Buildings, Driveways, etc = 2,050 SF = 39% Impervious Surface Actual Coverage

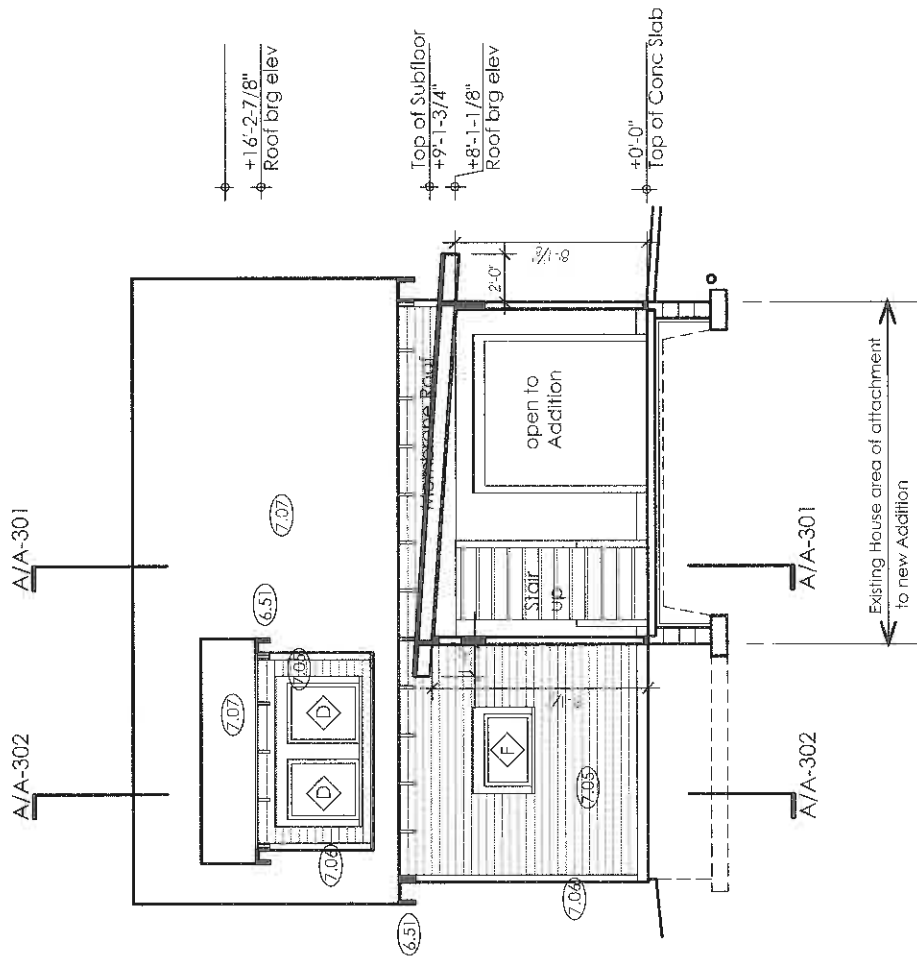
Ron and Stephanie Residence
329 S. Buckner St.



A South Elevation

SCALE: 1/8" = 1'-0"

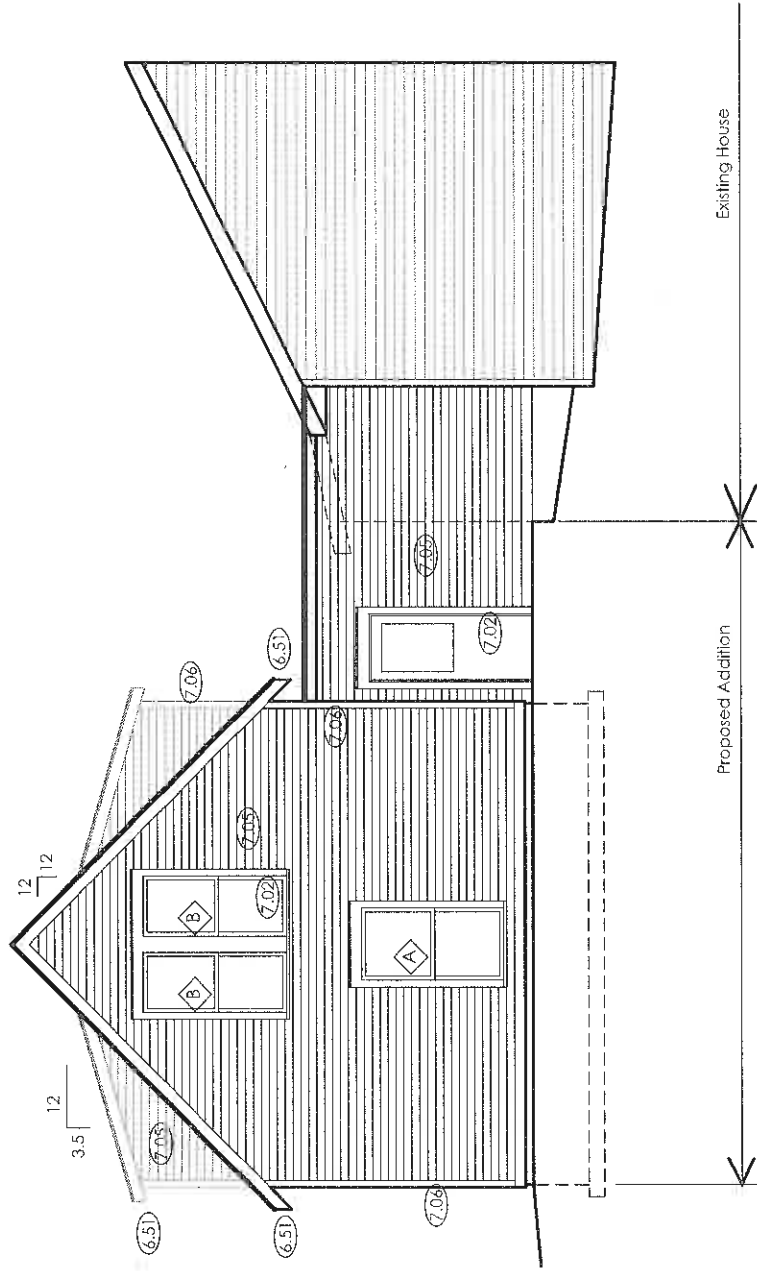
Ron and Stephanie Residence
329 S. Buckner St.



A West Elevation

SCALE: 1/8" = 1'-0"

Ron and Stephanie Residence
329 S. Buckner St.



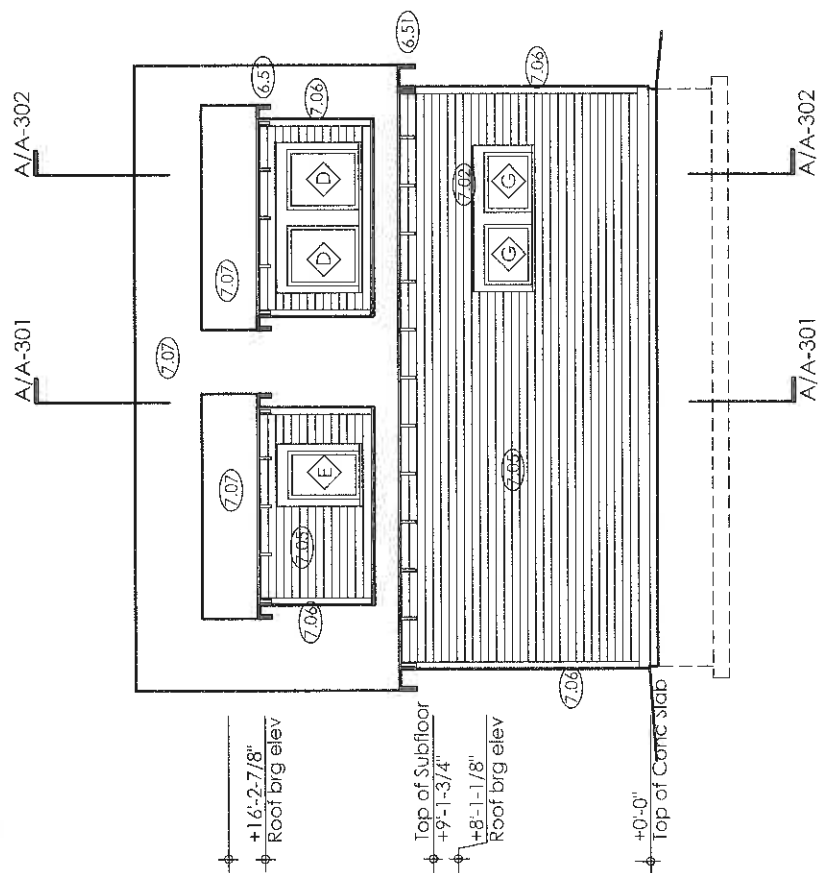
A North Elevation

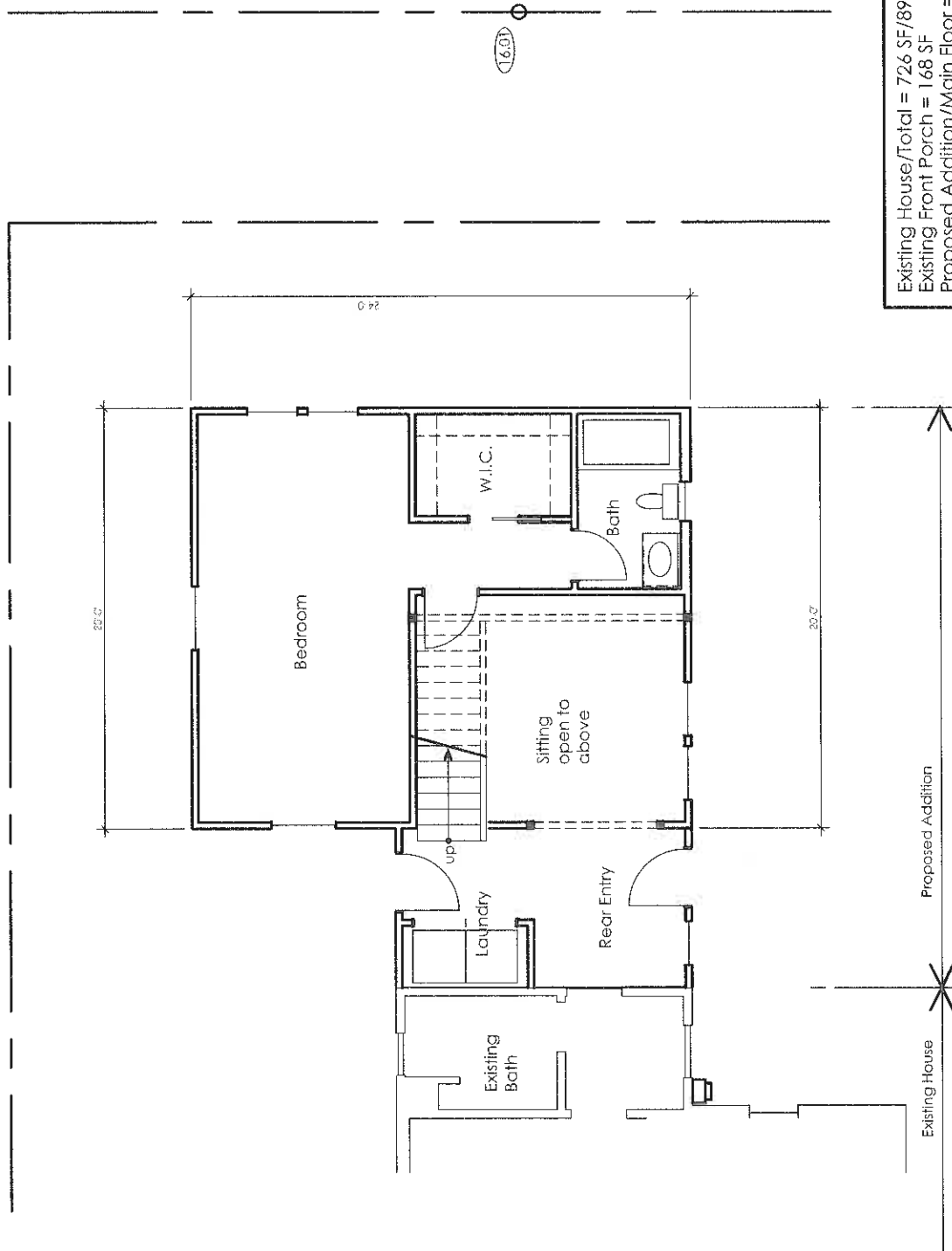
SCALE: 1/8" = 1'-0"

Ron and Stephanie Residence
329 S. Buckner St.

East Elevation

SCALE: 1/8" = 1'-0"





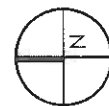
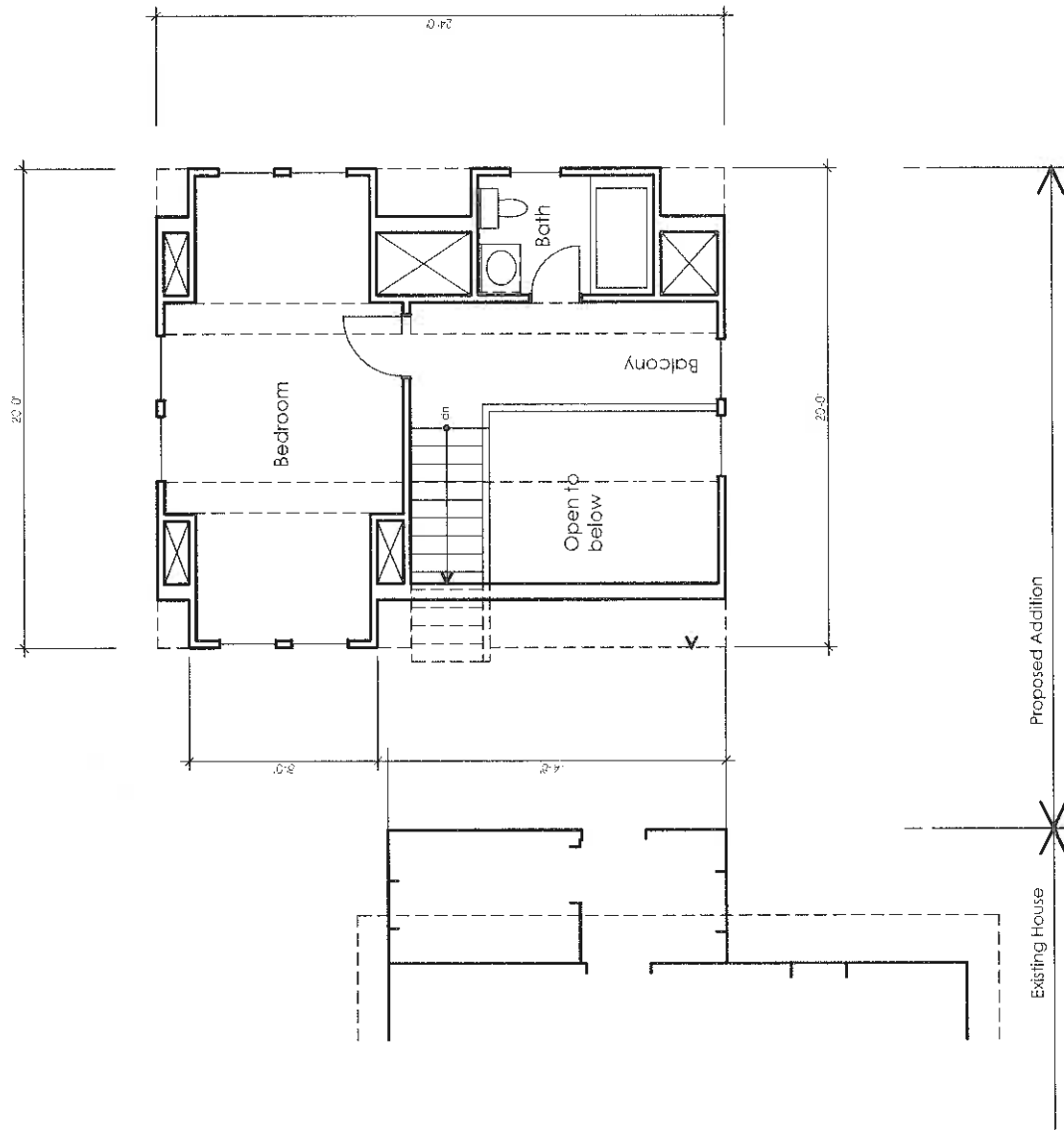
Existing House/Total = 726 SF/894 w. porch
 Existing Front Porch = 168 SF
 Proposed Addition/Main Floor = 586 SF
 Proposed Addition/Attic Floor = 328 SF
 Proposed Addition/Total = 914 SF



A Main Floor Plan

SCALE: 1/8" = 1'-0"

Ron and Stephanie Residence
 329 S. Buckner St.



A Attic Floor Plan

SCALE: 1/8" = 1'-0"

Ron and Stephanie Residence
329 S. Buckner St.

DEMOLITION DELAY-16-01

Summary

Partial demolition.

305 E. Vermilya Ave.

Outstanding

105-055-60891

House; Massed Ranch, c. 1960

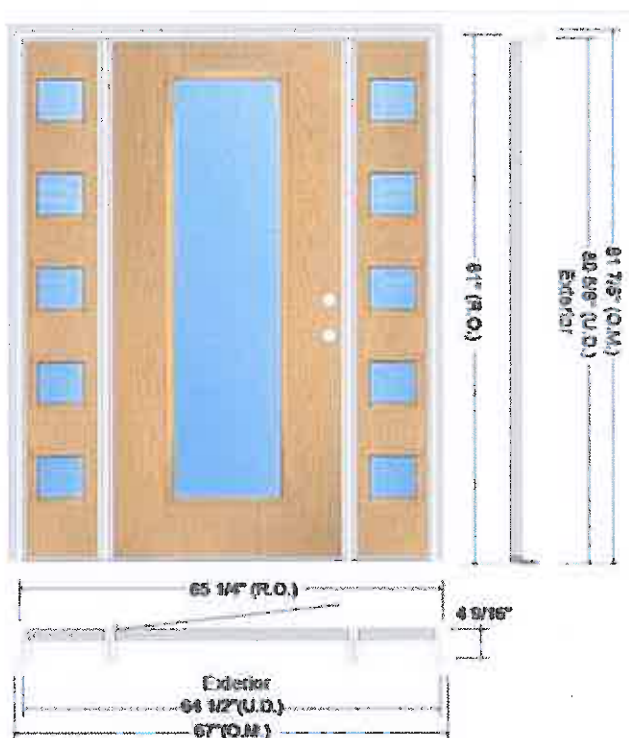


EXISTING CONDITONS: This is a one-story c. 1960 brick massed ranch with a front gabled roof. The state survey lists the property as a slightly altered c. 1960 Massed Ranch style home, but takes on more elements of a front-gabled Contemporary style. The Contemporary style was made popular by many prominent California based suburban developers and architects. This style is often characterized by recessed entries, wide overhanging eaves with exposed beams, low-pitched roofs, broad horizontal-focused façades, open carport, and large expanses of

glass and windows, providing an open feeling connected to the landscape. This style was most prominent between post-WWII and the mid-1960s.



PROPOSED: The petitioner is proposing removing the ribbon windows and replacing with a door and sidelights, to be used as a leasing office for the adjacent apartment complex. The rest of the house is to be rented out as a single family rental. They are proposing two doors and will depend on if they will have to provide a structural I beam, once they have done further investigation.



View style number(s), features and additional information.

The petitioner has worked with me on selecting an era appropriate door option and the two above are the options. The one on the left would have full glass side lights instead of the small squares. The change from a window to a door by itself is not concerning, but may cause the listing on the state survey to be demoted to "notable." However, "notable" properties still have eligibility for listing on the National Register of Historic Places. Another issue of concern they have raised as an option is installation of a metal roof. As it stands, changing the roof material by itself would not trigger the demolition delay process and leaves the property vulnerable. If the property receives a metal roof, it would alter the character of the house so much that it would potentially move to a "contributing" listing and no longer a good candidate for listing on the National Register of Historic Properties in the future.

As this style is not a prominent one in the Midwest, it makes this property a unique style to Bloomington. It is also surrounded by later construction apartment buildings and smaller cottages, which makes this a hidden gem that should be protected. It is listed as "outstanding" on the State survey, an honor left to those properties that best represent a particular era or style. Staff recommends the Commission move forward with local designation of this unique property.

**I have spoke with both the property owner and the potential buyers (petitioner) and they have some concerns with the possibility of designation. I explained the differences between Demolition Delay and the Certificate of Appropriateness processes and they are eager to hear the results of the meeting.

DEMOLITION DELAY-16-02

Summary

Full Demolition.

1211 W. 20th St.

Contributing

105-055-35378

House; Central Passage, c. 1900



EXISTING CONDITIONS: This is a one-story c. 1900 central passage house with a side gable roof. This is a proposal for full demolition. This property is severely altered, is in fair condition, and has lost most of its historic integrity. It retains a mixture of wood and vinyl double-hung windows. The house did not appear in the 2001 Interim Survey and does not appear on Sanborn maps or air photos until later. As this was not in the previous survey and it has deteriorated more since, staff recommends release of the demolition permit.

DEMOLITION DELAY-16-03

Summary

Partial demolition.

207 S. Meadowbrook Ave.

Contributing

105-055-34851

House; Bi-Level, c. 1970



EXISTING CONDITIONS: This is a two-story c. 1970 Bi-Level house. This is a proposal for full demolition. This property is severely altered, is in fair condition, and has lost most of its historic integrity. All the windows have been replaced and much of the siding has been removed. It sat vacant for many years and is badly deteriorated. The petition is to put new siding around the entire house, which will be a sterling grey vinyl siding. The petition is also for a new garage door, which was previously enclosed. The new garage door will

be a new carriage style door. The carport was enclosed on the south side to match the existing north side without a permit and is included on this permit. Staff notes the property has lost most of its historic integrity and the proposed changes will not affect the property more than has already been done from years of vacancy. Staff recommends release of the permit.

Demo Delay

Carriage overhead door

Demo Delay
C15-74/ 16-03

RESIDENTIAL PERMIT APPLICATION "One & Two Family Residence"

MONROE COUNTY BUILDING DEPARTMENT

501 N. Morton St RM 220-B, Bloomington, Indiana 47404

1 of 2

Phone Number: (812) 349-2580 FAX: (812) 349-2967

<http://www.co.monroe.in.us/isd/Government/Infrastructure/BuildingDepartment.aspx>

APPLICATION MUST BE FILLED OUT COMPLETELY; PLEASE PRINT

Parcel No. 53-05-35-406-073.000-005 Subdivision Park Ridge Lot No. 41
Project Address 207 S. Meadowbrook Ave. City Bloomington Zip Code 47408
Township Bloomington Section No. _____

Property Owners Name Bryan Rental Inc. Phone No. (812) 334-1936
Property Owners Address 1440 S. Liberty Drive City Bloomington Zip Code 47403

Applicants Name Tom Orman Phone No. (812) 325-6943
Applicants Address 1440 S. Liberty Drive City Bloomington Zip Code 47403

General Contractor Bryan Rental Inc. Phone No. (812) 334-1936

Please check applicable boxes and fill in blanks as required:

Proposed Work: New Construction Addition ☒ Remodel (area) _____ Other (explain) _____
Rental: 1 Yes ☒ No Flood Plain: Yes ☒ No Sink Holes: Yes ☒ No Watershed: Yes ☒ No
Building use (i.e. personal residence, duplex, storage bldg., barn, garage, etc., (explain) _____
Personal Residence

Total number of bedrooms 2 Number of residential units 1 Estimated construction cost (census) \$80,000
Total Square Footage of proposed structure 2,465
First floor square footage 1,889 Garage/Carport square footage 432 ☒ Attached ☐ Detached
Second floor square footage _____ Covered Deck(s)/Porch(s) square footage _____
Third floor square footage _____ Other Floor square footage (explain) _____
Basement square footage 576 Grading area (area of soil disruption) _____
Elevated deck (>30") square footage _____

Driveway Permit No. _____ State of Indiana Monroe County City of Bloomington
Wastewater system to be connected to: City of Bloomington Sewer Other sanitary system
Septic System: Permit no. _____ Number of bedrooms on permit _____

The applicant hereby certifies and agrees as follows: (1) I am authorized to make application. (2) I have read this application and attest that the information furnished is correct, including that contained in plans. (3) If there is any misrepresentation in this application, or associated documents, Monroe County may revoke any permit or Certificate of Occupancy issued based upon this misinformation. (4) I agree to comply with all Monroe County Ordinances, permit conditions and State statutes which regulate building construction, use, occupancy and site development. (5) I grant and will request Monroe County Officials to enter onto the property listed on this application for the purpose of inspecting the work permitted by this application and posting notices. (6) I will retain the Certificate of Occupancy in my records upon completion of the project. NOTE: Plans shall mean all site and construction plans and specifications, whether furnished prior to or subsequent to the application date. All plans furnished subsequent to application date constitute an amendment to the original application and must be specifically approved by the County with an appropriate endorsement and the signature of the approving official prior to plan implementation. The Permit is not valid, and work is not permitted until signed and issued by the agent of the Monroe County Building Department.

Signature of Applicant: Tom Orman Date: 12-30-15

01/04/2011/B.dg/Reviews/Forms

40

For New Construction, Additions & Remodels:
Please check appropriate boxes and fill in all
required blanks: **PRINT CLEARLY**

FOUNDATION

type(s): material:
☒ Basement Poured Concrete
Crawl space ☒ Concrete Block
Slab on Grade Other _____
Other _____

GIRDER BEAM (floor beam(s)):

Metal Size _____
Manufactured wood Size _____
Wood Species Pine Grade _____
Size 2 - 2" x _____
3 - 2" x 10 _____
4 - 2" x _____

GIRDER BEAM SUPPORTS:

☒ Metal ☒ Steel pipe
Wood column size _____
Concrete size _____
Masonry size _____
Spacing on center 82 1/4"

FLOOR JOIST SYSTEM - HOUSE:

Steel size _____
Manufactured "I" joist size _____
Wood Size 2 x 10 Species Pine
Grade _____ Spacing on center _____

FLOOR JOIST SYSTEM - DECK:

Wood size _____ Species _____
Grade _____ Spacing on center _____

CEILING JOIST/TRUSS SYSTEM:

☒ Joist or Truss
Size _____
Manufactured "I" Joist size _____
Wood size 2 x 6
Species Pine
Grade _____ Spacing on Center 16"
Other _____

ATTIC VENTILATION:

☒ Ridge Vent
Gable Vents
Roof Vents
Soffit Vents
Other (explain) _____

RAFTER / TRUSS SYSTEM 2 of 2

☒ Joist or Truss
Steel size _____
Manufactured "I" Joist size _____
Wood size 2 x 6 Species Pine
Grade _____ Spacing on center 16"

TOTAL # OF SLEEPING ROOMS: 3

(to include new and existing)

TOTAL # OF SMOKE ALARMS: 6

(Hardwired with Battery back up)

WATER HEATER:

Quantity 1
Gas B.T.U. input: _____
☒ Electric
Other Energy: (explain) _____
Location:
Garage ☒ Basement
Attic Crawl space
Utility room Other explain _____

FURNACE SYSTEM:

Quantity 1
☒ Gas B.T.U. input: 16,000
Electric Geothermal _____
Other energy: _____
Location:
Garage ☒ Basement
Attic Crawl space
Utility room Other explain _____

FIREPLACE:

Quantity 1 Location(s) Living Room

Type:

☒ Masonry or Factory Built

Fuel source:

Gas ☒ Wood

ELECTRIC SERVICE:

Service Panel:

Location Basement

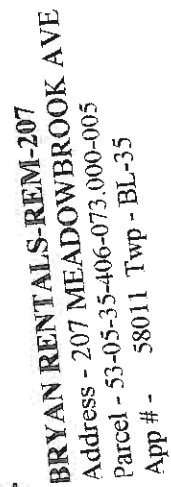
Size: 100 amp 400
☒ 200 amp Other _____

Sub Panel(s)

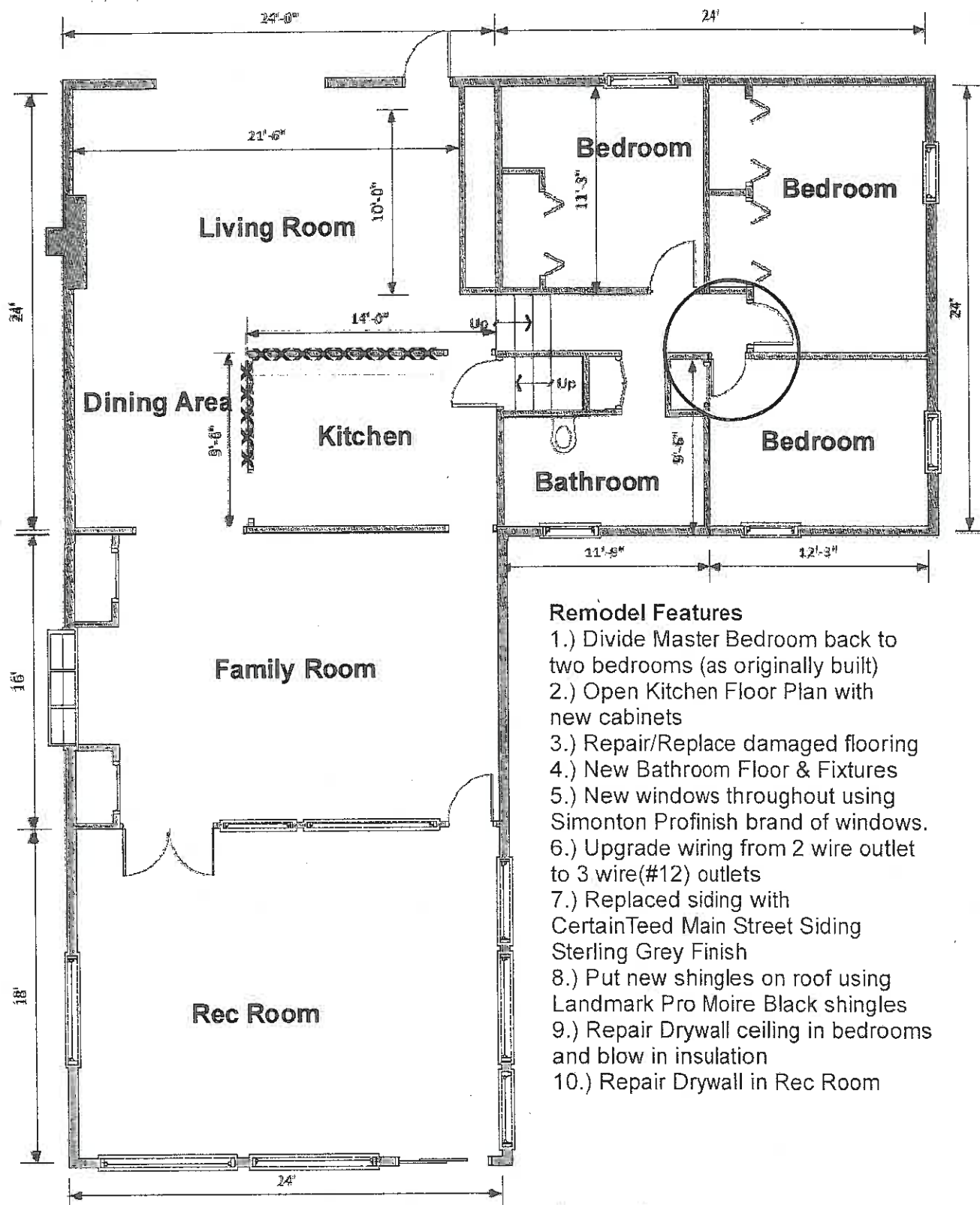
Location(s) Rec Room

Size: 100 amp 400
☒ 200 amp Other _____

S. Meadowbrook Ave.



207 S. Meadowbrook Ave, Bloomington, IN 47408
Main Floor & 2nd Floor Bedrooms

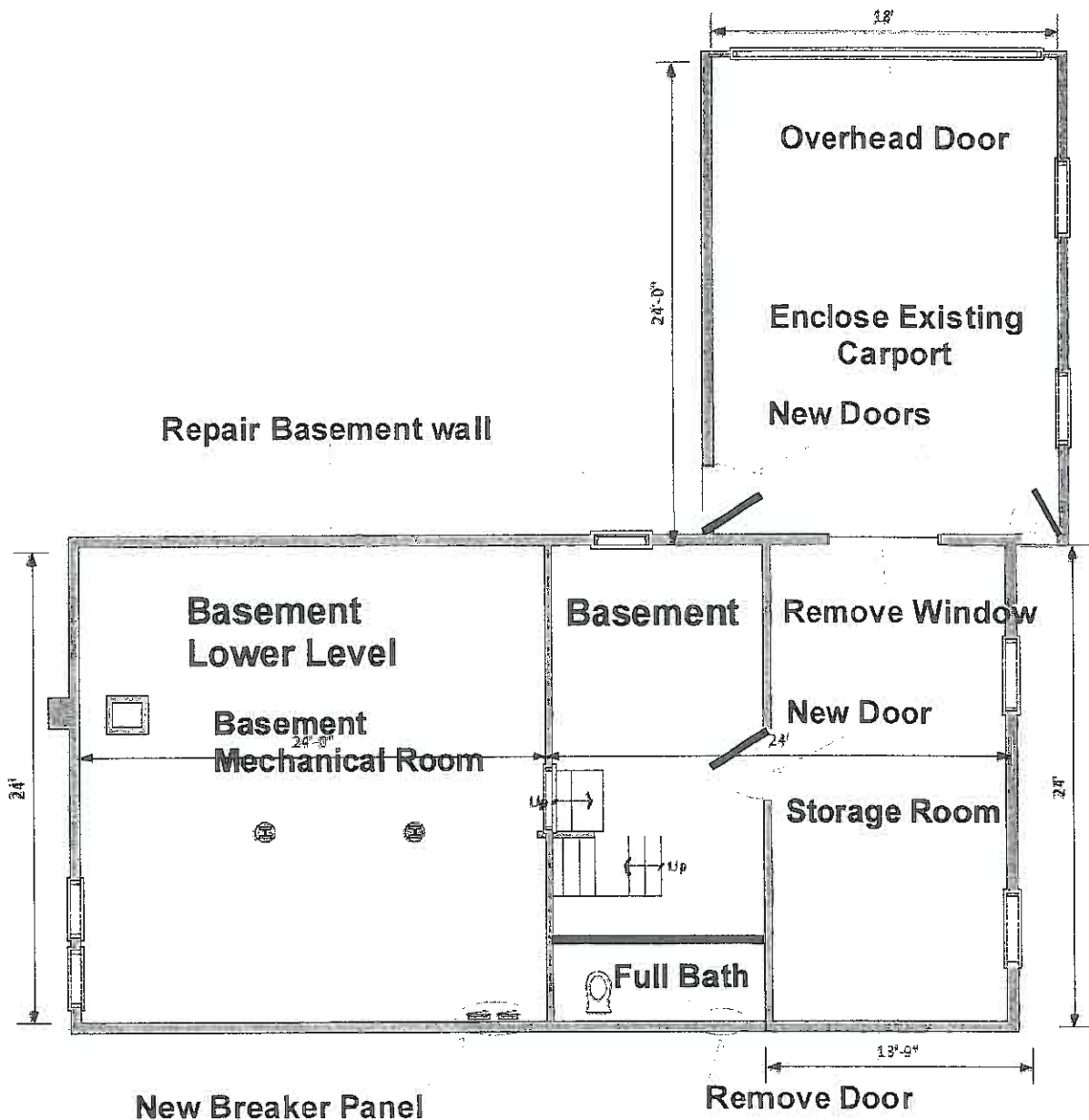


Remodel Features

- 1.) Divide Master Bedroom back to two bedrooms (as originally built)
- 2.) Open Kitchen Floor Plan with new cabinets
- 3.) Repair/Replace damaged flooring
- 4.) New Bathroom Floor & Fixtures
- 5.) New windows throughout using Simonton Profinish brand of windows.
- 6.) Upgrade wiring from 2 wire outlet to 3 wire(#12) outlets
- 7.) Replaced siding with CertainTeed Main Street Siding Sterling Grey Finish
- 8.) Put new shingles on roof using Landmark Pro Moire Black shingles
- 9.) Repair Drywall ceiling in bedrooms and blow in insulation
- 10.) Repair Drywall in Rec Room

Legend:
Remodel Features in Red

207 S. Meadowbrook Ave, Bloomington, IN 47408
Lower Levels



Remodel Features

- 1.) Enclose Car Port
- 2.) Remove old fuse panels & Install Breaker Panels
- 3.) Upgrade wiring from 2 wire outlet to 3 wire(#12) outlets
- 4.) New HVAC 92% Model #N4A336AKB
- 5.) Repair Basement Wall
- 6.) New windows throughout using Simonton Profinish line of windows
- 7.) Change half bath to full bath
- 8.) Replace Hot Water Heater
- 9.) Replace Stairs from Main Floor to Basement
- 10.) Replace all guttering with 6" white and new down spouts
- 11.) Replace all interior doors with 6 panel doors
- 12.) Replace front door

Legend:
Remodel Features in Red

DECLINERED
FOR TAX

NOV 05 2015

2015015537 WAR \$18.00
11/10/2015 01:56:13P 2 PGS
Eric Schmitz
Monroe County Recorder IN
Recorded as Presented

Grantee Address:
same as tax statement

Send tax statement to:

1440 S. Liberty St.
Bloomington IN 47403

WARRANTY DEED

THE GRANTOR(S), Judith A. Parkhe, an adult of legal age, of Monroe County, in the State of Indiana, for and in consideration of One Dollar (\$1.00) and other good and valuable consideration in hand paid, CONVEY AND WARRANT to the GRANTEE, Bryan Rental, Inc., an Indiana corporation of Monroe County, in the State of Indiana, the following described Real Estate in Monroe County, in the State of Indiana, to-wit:

Lot Number Forty-one (41) in Park Ridge, an Addition to the City of Bloomington, Indiana, as shown by the plat thereof recorded in Plat Book No. 4, at page 93, in the office of the Recorder of Monroe County, Indiana.

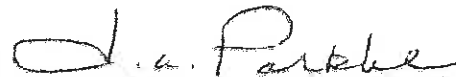
013-28210-00

53-05-35-406-073.000-005

More commonly known as 207 S. Meadowbrook Ave., Bloomington, Indiana 47408-4331

- Subject to:
- (1) Covenants, conditions, restrictions, easements, and rights of way, apparent or of record;
 - (2) All applicable zoning laws and ordinances;
 - (3) Real Estate Taxes: 2015 due and payable May, 2016

IN WITNESS WHEREOF, the Grantor(s) has executed this deed this 4th day of November, 2015.



Judith A. Parkhe

STATE OF INDIANA, COUNTY OF MONROE, ss:

Before me, the undersigned, a Notary Public in and for said County and State, this 4th day of November, A.D., 2015, personally appeared the within named Judith A. Parkhe, an adult of legal age and is personally know to me or proved their identity by showing a government issued photo identification who executed the foregoing Warranty Deed in my presence and acknowledged the same to be their voluntary act and deed, and acknowledged the truth of the statements contained therein.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.

My Commission Expires:

Oct 31, 2017

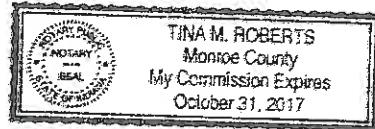
Tina M Roberts
Notary Public

Tina M Roberts

Printed Name

Monroe

County of Residence

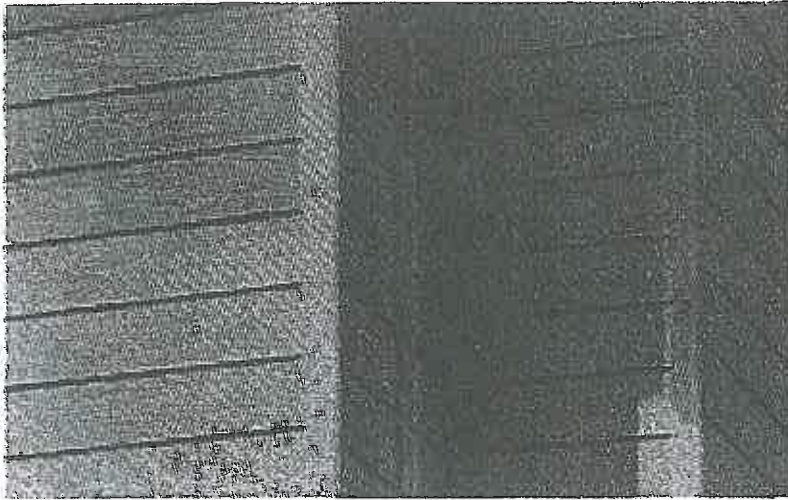


This Instrument Prepared by: Robert Delano Jones, Attorney at Law,
Our File #15-195

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. /s/ Robert Delano Jones, Attorney at Law

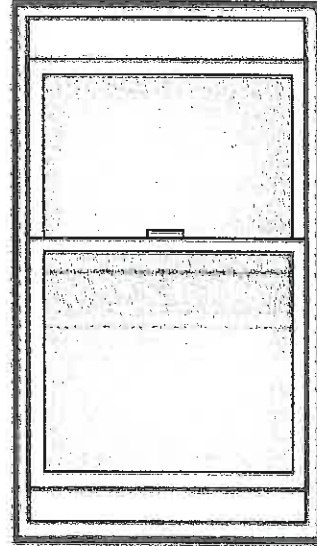
207 S. Meadowbrook Ave, Bloomington, IN 47408
New Siding, Windows and Shingles

CertainTeed - Mainstreet
Vinyl Siding



Sterling Gray

Simonton - Profinish



White

CertainTeed - Landmark Pro



Moire Black

DEMOLITION DELAY-16-04

Summary

Partial Demolition.

335 S. College Ave.

Contributing

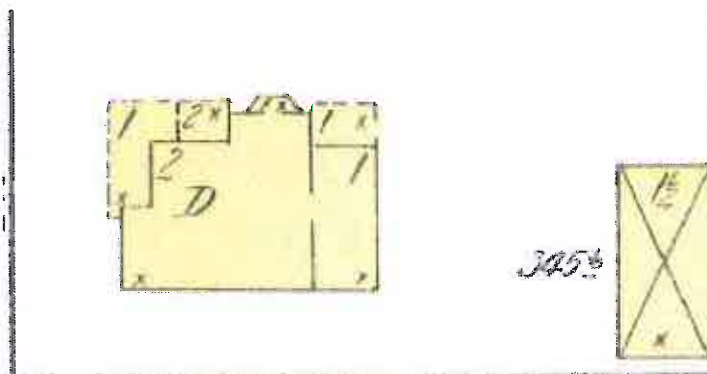
105-055-60761

House; Upright and wing, c. 1910



EXISTING

CONDITIONS: This is a one-story c. 1910 upright and wing house. This is a proposal for partial demolition. This property has been added to many time over the years and is slightly altered but maintains the original form of the house.. It retains a mixture of original and replacement windows. The house did not appear in the 2001 Interim Survey, but first appears in the 1913 Sanborn map.



The main change to the structure is enclosing a carport, removing the rear staircase, installing a rear ADA ramp, and removing a non-function rear door. The front façade will change slightly with the enclosed carport but will remain mostly intact from the front. Existing vinyl siding will be removed and replaced with fiber cement board lap siding. The changes

will overall improve safety and remove non-original materials and will not alter the historic nature of the property. Staff recommends release of the permit and elevations are included in the application in the packet.

AB

DEMOLITION DELAY-16-05

Summary

Full Demolition.

2501 W. 3rd St.

Contributing

105-055-60666

Auto Service Center; Commercial, c. 1960



EXISTING CONDITIONS:

This is a two-story c. 1960 commercial auto service center. It's slightly altered and retains original metal casement and storefront system. It's a good example of an auto body shop of this era. Based on the exterior wall advertisement, it was probably a Dayton Tire Service shop, later acquired by Firestone.



As you can see in the GIS image, the context has been lost over time and many modern commercial properties surround it. Because of the change of this street over time, Staff recommends release of the permit.

CONSENT TO REPRESENTATION

We, Fred + Kim Franklin, owners of the real estate located at 2501 W. Third Street, Bloomington, Indiana, consent to Bynum Fanyo and Associates, Inc. representing our interest in Historic Commission approval, ~~site plan approval and variance approval and any related zoning and land use petitions~~ in the process of approval of Culvers Restaurant and access to the signal across our property at Kimble Drive.

Dates: January 5, 2016

Fred Franklin Kimbly + Kanki

Signature